



## Legislation Text

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**File #:** 17-2471, **Version:** 3

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Ordinance - Third and Final Reading on an Ordinance Approving a Zoning Change from 2F, Two Family-Residential to PD, Planned Development District for Single-Family Residential Uses on Lot 4, Block 30, Original Town of Mansfield, Located at 204 S. Second Avenue; Mansfield Custom Homes (ZC#17-011)

To consider the subject zoning change request

The Planning and Zoning Commission held a public hearing on August 21, 2017 and voted 7-0 to recommend approval with the condition that the proposed carport for the existing residence be changed to a garage. The applicant has submitted revised plans that include this change..

### **First Reading**

The subject property is located on the west side of 2nd Avenue, south of Alvarado Street and north of Kimball Street. The applicant is proposing to redevelop the 0.26 acre property for two single-family residences. The applicant will retain the existing 1,600 sq. ft. residential structure on the north end of the property and will construct a new residence on the south end of the property. Both residences will front 2nd Avenue. Each lot will be 50 feet wide at the street frontage upon platting. The existing residence will retain its existing porch along the front facade and the new residence will include a porch along the front facade as well. The residences will be served by a shared driveway from 2nd Avenue that will travel between the two residences and connect to the new rear-loaded, 2-car garages proposed for each residence; the garage for the new residence will be attached, while the garage for the existing residence will be detached, but connected to the home by a breezeway. The applicant will retain two existing trees in front of the existing residence and will plant two new trees in front of the new residence.

The applicant is seeking to re-zone the property from 2F to PD to allow deviations from a number of regulations relating to minimum lot area, maximum lot coverage, minimum building line setbacks, architectural requirements, and landscaping. The deviations are based on the zoning district SF-7.5/16. Some of the more significant deviations are a maximum lot coverage of 85% (from 45%), allowing a 4:12 roof pitch the applicant notes as "characteristic of cottage or craftsman-style architecture" (from 8:12), waiving the 80% masonry requirement (which the applicant is replacing with a requirement for 75% cementitious fiber board), and allowing the 360 sq. ft. garage (the zoning ordinance allows a max. of 200 sq. ft. for an accessory building). The full deviations are listed on Exhibit B, Page 2 of 2.

The applicant has detailed architectural standards and landscaping standards that will be applicable to the new residence, has provided a concept elevation for the new residence, and has provided elevations of the detached garage proposed for the existing residence. These are found on the Development Plan (Exhibit B, Page 1 of 2).

Staff notes that the project is similar to previously-approved redevelopment projects in this part of downtown, including the Duplex PD at Kimball & 3rd (ZC#15-023) and the five new single-family residences on Alvarado Street between 1st & 2nd (ZC#14-012). The surrounding zoning in the neighborhood is a mix of SF 7.5/12, 2F, and PD, with some C-2 zoning closer to Main Street.

### **Second Reading**

The City Council held a public hearing and first reading on September 11, 2017, and voted 6-0-1 (Mayor Cook abstained) to recommend approval with the condition that the roof pitch for the proposed residences be revised to 6:12. The applicant has submitted revised plans that include this change.

### **Third Reading**

The applicant has submitted revised plans that include revisions to the detached garage to change the roof pitch to 6:12.

Lisa Sudbury, AICP  
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